

PB# 89-5

**Washington Green
(Clubhouse)**

35-1-103

WASHINGTON GREEN (CLUBHOUSE) #89-5

Approved
6/12/89

Oxford®

TOWN OF NEW WINDSOR			General Receipt		10639													
555 Union Avenue New Windsor, N. Y. 12550			June 9 1989															
Received of <u>Linda Realty Ltd.</u>			\$ <u>180³⁰/₁₀₀</u>															
<u>One Hundred Eighty and ³⁰/₁₀₀</u>					DOLLARS													
For <u>P/B fee \$100.00 - Engineering Fee \$80.30</u>																		
DISTRIBUTION <u>P/B #89-5</u>			By <u>Pauline G. Townsend</u>															
<table border="1"><thead><tr><th>FUND</th><th>CODE</th><th>AMOUNT</th></tr></thead><tbody><tr><td><u>Check #1489</u></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>			FUND	CODE	AMOUNT	<u>Check #1489</u>									<u>Town Clerk</u>		Title	
FUND	CODE	AMOUNT																
<u>Check #1489</u>																		

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR			General Receipt		10311													
555 Union Avenue New Windsor, N. Y. 12550			Feb. 2 1989															
Received of <u>Linda Realty Ltd.</u>			\$ <u>25⁰⁰/₁₀₀</u>															
<u>Twenty Five and ⁰⁰/₁₀₀</u>					DOLLARS													
For <u>Planning Board appl Fee 89-5</u>																		
DISTRIBUTION			By <u>Pauline G. Townsend</u>															
<table border="1"><thead><tr><th>FUND</th><th>CODE</th><th>AMOUNT</th></tr></thead><tbody><tr><td><u>Check #1406</u></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>			FUND	CODE	AMOUNT	<u>Check #1406</u>									<u>Town Clerk</u>		Title	
FUND	CODE	AMOUNT																
<u>Check #1406</u>																		

Williamson Law Book Co., Rochester, N. Y. 14609

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: KENWIN - TOWN OF NEW WINDSOR

TASK: 89- 5

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
89-5	26949	02/08/89	TIME	NJE	CL WASH GR. RECREATION	19.00	0.50	9.50				
89-5	31379	04/04/89	TIME	MJE	MC WASH GREEN	60.00	0.30	18.00				
89-5	31627	04/10/89	TIME	MJE	MC WASH GREEN	60.00	0.50	30.00				
89-5	31723	04/10/89	TIME	EJ	CL WASH GR - PB COMMS	19.00	0.50	9.50				
89-5	31729	04/11/89	TIME	EJ	CL WASH GR - PB COMMS	19.00	0.20	3.80				
89-5	32797	04/24/89	TIME	NJE	CL WASH GREEN/CORR	19.00	0.50	9.50				
								80.30				
89-5	33165	05/10/89			BILL inv 89 263						-80.30	
											-80.30	
					TASK TOTAL			80.30	0.00		-80.30	0.00
					GRAND TOTAL			80.30	0.00		-80.30	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89-5
WORK SESSION DATE: 4-4-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED:
PROJECT NAME: Washington Green (Exeter)
PROJECT REFERENCE NO. _____ NEW _____ OLD _____
REPRESENTATIVE PRESENT: Mike Warku
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
P/B ENGR. ✓
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

— Mtg 26th by 17th at latest
— show fire road
— show old & new
— will have to go to ZBA
Set for 4/26/89 mtg P/B

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 5

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
89-5	27910	02/08/89	TIME	NJE	CL	WASH GR. RECREATION	19.00	0.50	9.50			
89-5	32345	04/04/89	TIME	NJE	MC	WASH GREEN	60.00	0.30	18.00			
89-5	32593	04/10/89	TIME	NJE	MC	WASH GREEN	60.00	0.50	30.00			
89-5	32689	04/10/89	TIME	EJ	CL	WASH GR - PB COMMS	19.00	0.50	9.50			
89-5	32695	04/11/89	TIME	EJ	CL	WASH GR - PB COMMS	19.00	0.20	3.80			
89-5	33764	04/24/89	TIME	NJE	CL	WASH GREEN/CORR	19.00	0.50	9.50			
TASK TOTAL									80.30	0.00	0.00	80.30
GRAND TOTAL									80.30	0.00	0.00	80.30

FILE HISTORY

DATE FILE OPENED: 2-2-89 PLANNING BOARD NUMBER 89-5

COPY OF PLANS GIVEN TO: DATE DATE RETURNED

MARK EDSALL	<u>2-2-89</u>	<u>2-8-89</u>
FIRE INSPECTOR	<u>2-2-89</u>	<u>Approved</u>
WATER DEPARTMENT	<u>- Not Nec.</u>	
HIGHWAY DEPARTMENT	<u>- Not Nec.</u>	

REVISED PLANS:

MARK EDSALL	_____	_____
FIRE INSPECTOR	_____	_____
WATER DEPARTMENT	_____	_____
HIGHWAY DEPARTMENT	_____	_____

AGENDA DATE:

RESULTS:

_____	_____
_____	_____
_____	_____

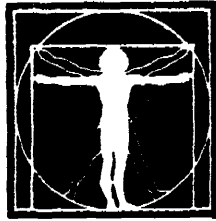
FEES: DATE & AMOUNT PAID

<u>Application fee</u>	<u>1-31-89</u>	<u>\$25.00</u>
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DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES: _____



EXETER
BUILDING
C O R P

RECEIVED

APR 18 1989

McGoey, Hauser & Edsall
Consulting Engineers, P.C.

April 17, 1989

McGoey, Hauser, and Edsall, P.C.
45 Quassaick Ave.
New Windsor, New York 12550

Attn: Mark Edsall

Re: Washington Green
Recreation Facilities
Off Route 32
Project # 89-5
April 12, 1989 Planning Board
Meeting

Dear Mark,


On Wednesday, April 12, 1989 we received approval for site plan amendment from the Town of New Windsor Planning Board, subject to our submission of the completed revised site plan for signature. This plan should indicate compliance to the suggestions noted in your letter of 12 April 1989. For your information and for the record, please be advised of the following : (numbers and letters are referenced to your letter, which is attached).

1. Details and provisions are finalized in conformance with your recommendations as follows:
2. a. The general layout remains.
2. b. These facilities will be constructed as part of Phase I. The Phase lines have been modified to show this.
2. c. Playground area may contain such equipment as liability insurance will allow. Should any equipment or structures be installed, we will present them to the building department for permit approval prior to installation.

2. d. Benches and seating will be provided throughout the recreation area. This will include lounges etc. at the pool deck and other seating to permit observation and supervision of play, etc.
2. e. Construction documents for the "clubhouse" have been forwarded to the Building Inspector and a permit request is in process. Also, swimming pool and filter details have been presented to the Orange County Department of Health for their approval with copies forwarded to the New Windsor Building Department. These include the "additional details" you requested.
2. f. Lighting will be as indicated on typical lighting details and generally provides for thorough low-level lighting , which affords safe nighttime walking while retaining the quiet "homey" atmosphere we all would like to see at Washington Green. Walks connecting facilities with each other and parking areas will be provided. I respectfully request some indulgence in this area, as we are approaching development at Washington Green in a manner that maximizes retaining existing site features (trees, rock walls, existing elevations, etc.). I think you would agree that this approach is producing good results.
3. The Planning Board has requested I inform you of the specifics of this application and forward the finished site plan to you as soon as it is completed, together with appropriate details and related drawings.

Thank you for your thorough review and pertinent comments. We look forward to completing this portion of the Washington Green Development.

Best Regards,


Michael Waskew
Vice President
Exeter Building Corp.

EXETER BUILDING - WASHINGTON GREEN CLUBHOUSE - ROUTE 32 (89-5)

Mr. Michael Waskew came before the Board representing this proposal.

Mr. Waskew: Just briefly, we had never finalized a clubhouse site plan as part of the Washington Green project. The preliminary drawings show the vague reference to a recreational area and what this plan that is before you and has been for some time now does is simply legitimize what we think is the correct layout for the clubhouse which is basically a meeting room and an office for the condominium, a pool deck structure, a swimming pool, a children's pool and a couple of tennis courts. It is a detailed version of what happens at the clubhouse. There is a terraced sunning deck and I think it is a 20 by 50 main swimming pool and the 12 by 12 or 15 by 15 children's swimming pool. It will meet all code in fact we have preliminarily anticipating approval submitted plans to the Health Department of the swimming pool which they have to do. We would like to get going on construction of this recreation area as I think some of you are aware we are already well underway at Washington Green. Building A is, I'd say, 75% finished and B, all the framing is up. We have done alot of the landscaping and access work and we'd like to get the work done in this preliminary area cleaned up, landscaped, etc.

Mr. VanLeeuwen: We were there two weeks ago on a Sunday or was it last weekend or two weeks ago and we said at that time as far as I'm concerned we'd go along with it. I have no problems with it.

Mr. McCarville: I have no problems with it.

Mr. Jones: Just here for the two recreation areas.

Mr. Waskew: Basically flipping.

Mr. Soukup: Since I was not here for the original plan, can you review what was on the original plan.

Mr. Waskew: It showed the tennis court in the approximately in the same area it was not a definitive clubhouse and the pools were reversed.

Mr. Soukup: Are you showing any major additions with regard to the last one, it is not a substantial change, it is just a modification or an amendment to the original site plan.

Mr. Waskew: Yes. However, we'd like to appear at your next meeting for a revision to the site plan.

Mr. Soukup: The engineer's letter raises questions on a couple of requests for sidewalks and construction details and such but he does raise a question about does the Board want facilities constructed as part of Phase 2 and one of the reasons that I objected originally, I think it was in a two phase area in the first plan but now you show it all Phase 1, is that correct.

Mr. Waskew: That is correct. We have revised the phase line so the entire recreational area will be built in Phase 1 and that is our intention.

Mr. Soukup: They will remain in common ownership. They are all in Phase 1?

Mr. Waskew: That is correct. The tennis courts, clubhouse, swimming pool, all the recreational facilities are in Phase 1. We consider the natural area, recreational area and some of it will be in Phase 2 but all the area we are discussing, tennis court, clubhouse, swimming pool, children's swimming pool, the deck is all in Phase 1.

Mr. VanLeeuwen: Our engineer has some questions here, Mike, I will give you a copy.

Mr. Waskew: They will all be done in Phase 1. The playground area additional information on the playground area itself, it is meant to be a children's playground and we would like to build whatever, well, it would probably be a sand box and some kind of safe climbing structure, relatively safe wooden climbing structure. You can approve it subject to our submitting before we go ahead with the playground area. I'd be happy to submit plans to the building inspector for approval. Benches and seating will be provided throughout the recreational area. I will say that definitively. Additional details--

Mr. Soukup: Some of that, I hope, would be outside the fenced area so it would be more of a passive area not an active area.

Mr. Waskew: Absolutely and there is an old farm road that we are leaving, the trees here and we will have benches in the shade. Within the fenced area we will provide lounge chairs also.

Mr. Soukup: Separate setting outside the fence.

Mr. Waskew: We will do that. Lighting for the recreational site is being done in the similar fashion, the colonial lights all along the walks. The same lighting schemes will be used for the recreation areas and sidewalks connecting the facilities. I think we have submitted some plans showing how the sidewalks worked by there are walkways that connect the swimming pool and playground and the tennis area. I think they are on a detailed sheet.

Mr. Soukup: You are not proposing any kind of loudspeaker or outside music.

Mr. Waskew: No, by no means. That is pretty much how that is. We have finished construction drawings and details for the clubhouse which will be submitted to Mr. Babcock as well as finished engineering drawings for the pool areas which have already been submitted to the Health Department and we will also, I think, they maybe in your files already, Mike, so all the details that Mr. Edsall, I think he asked for, have already been submitted.

4-12-89

Mr. VanLeeuwen: As long as you are willing to comply with the details that Mark has stated, I will make a motion to approve the Exeter Building - Washington Green Clubhouse - Route 32 - 89-5.

Mr. McCarville: I will second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano:	Aye

Mr. McCarville: You are going to have to submit new plans.

Mr. Waskew: For signature, yes, I will as an amendment.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Washington Green
2. Name of Applicant Exeter Building Corp Phone (914) 561-1113
Address 345 Windsor Highway New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Exeter Building Corp. Phone (914) 561-1113 or (212) 884-4062
Address 4601 Delafield Ave Bronx, NY 10471
(Street No. & Name) (Post Office) (State) (Zip)
① 40940 Club House Architectural 215-783-7836
② W.H. Yamblood (Site Plan)
4. Person Preparing Plan W.H. Yamblood Phone 914-357-8188
① 1000 Valley Forge Circle Suite 105 King of Prussia PA 19406
Address 244 RT. 59 Monsey, New York 10952
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Michael W. Waskew Phone 914-561-1113
(Name)
7. Location: On the West side side of Windsor Highway
Approx. 1300 feet NORTH
of Forge Hill Road (Direction)
(Street)
8. Acreage of Parcel 33.7207 9. Zoning District _____
10. Tax Map Designation: Section 35 Block 1 Lot 103
11. This application is for Recreation Area and Club House
FINALIZE LAYOUT

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

N/A 13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Wilbur Fried being duly sworn, deposes and says that he resides at 4601 Delafield Ave. # in the County of _____ and State of New York and that he is (the owner in fee) of Exeter Building Corp. (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Michael M. Washek to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

27th day of JANUARY 1981

[Signature]
Notary Public

ROBERT G. DODD, JR.
Notary Public, State of New York
No. 4861227
Qualified in Orange County
My Commission Expires Dec. 28, 1981

[Signature]
(Owner's Signature)
[Signature]
(Applicant's Signature)

(Title)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

27 March 1989

Exeter Building Corp.
345 Windsor Highway
New Windsor, New York 12550

ATTENTION: JOE SWEENEY, CONSTRUCTION MANAGER

SUBJECT: SHOP DRAWINGS FOR WASHINGTON GREEN PROJECT;
TOWN OF NEW WINDSOR

Dear Joe:

Our office has reviewed the below referenced shop drawings only for general conformance with Town of New Windsor Standards. In the future, three (3) copies of every submittal should be made to this office. We are making the following specific comments on each submitted item:

1. Pyramid Industries, Inc. Polyethylene Flexible Pipe, PR-160:

There is no indication that this material complies with AWWA Standards. Therefore, please revise and resubmit. In addition, our office has no objection from an engineering with the use of AWWA certified Polyvinyl Chloride or Polyethylene water pipe under the roadways, providing that both the Town Highway Superintendent and Water Superintendent concur. A copper #9 wire should be utilized for tracing purposes.

2. Meuller Co., Mark II, Oriseal Valve:

Our office takes no exception with this item.

3. Mueller Co., Corporation Stop:

Our office takes no exception with this item.

4. Romac Service Saddle:

Our office takes no exception with this item.

5. Manhole Frames and Covers, Catch Basin Frames and Grates:

There is no indication as to the number of covers and grates tested. Also, no indication is given as to where the test samples were obtained or the dates tested. No weight of the covers and grates has been supplied. No test data has been submitted on the manhole and catch basin frames. In addition, there is no indication as to what ASTM specification the manhole frames and covers, as well as, the catch basin frames and covers comply with. Therefore, based upon the above, the submitted items are rejected unless the additional information outlined above is submitted and found to have no exceptions taken.

6. Rotondo/Penn-Cast Meter Chamber:

Our office is unable to evaluate this item until the internal piping items have been found to be acceptable to the Town of New Windsor. To date, the internal piping items have not been submitted.

Material Certifications for all of the infrastructure that is to be dedicated to the Town or any improvements located within Town owned lands should be submitted to the applicable Town Agency. Should you have any questions, please contact the undersigned.

Very truly yours,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.


Kurt J. Matscherz,
Project Engineer

KJMemj

cc: Town Highway Superintendent
Town Water Superintendent
Town Engineer

exeter

WASHINGTON GREEN - SITE PLAN AMENDMENT (86-18/89-5)

Mr. Michael Waskew came before the Board representing this proposal.

Mr. Waskew: Good evening, it is good to see you again. We would like to--when we had the site plan approved, we had kind of a casual area referred to as recreational area on this site and what we have now done is investigate a little further, finalize it and we are coming to the Board to ask an amendment to put in a site recreation area which consists of 2 tennis courts, a club house, a swimming pool facility, the swimming pool includes a childrens pool and a large sunning deck. The club house facility consists of offices and a meeting room for the homeowner's association, the offices are for the management that will run the operation. Obviously, a filter room and an adequate bathroom etc. It is somewhat different from what we saw originally but only in orientation and it has to do with the topo of the site, what is going to happen is that the tennis courts are being placed on what is actually a flat area surrounded by existing trees. We saved alot of these existing large trees. The pool area happens to be a relatively steep hill heading down towards the entrance and so what we did is place the club house at the top of the hill and it terraces down to the pool area. That is really all it is. The pool is 20 by 50 pool and it needs approval of the health department before we can put it in. I'd like to get approval for the site plan tonight. I know that is pretty unusual but we'd like to at least get some kind of conditional approval because what we want to do is send the pool over to the health department so they can approve it.

Mr. VanLeeuwen: This is the one under construction here, right.

Mr. Waskew: That is correct, building 1 is the one we just put the roof trusses today. We'd like, ideally, to have this recreational area operational this summer.

Mr. Soukup: Which is the one that is correct.

Mr. Waskew: The one on the board.

Mr. Soukup: This particular map shows the pool is proposed on phase two.

Mr. Waskew: That is incorrect. It doesn't show it in phase two, does it. It is difficult to read. It is mislabeled which is why I wanted to switch to this colored one. This is the actual engineering drawings.

Mr. Soukup: The entire recreational area complex will be in phase one as it is on the large drawing.

Mr. Waskew: It is exactly as it is on the large drawing.

Mr. VanLeeuwen: Did you see the comments?

Mr. Waskew: No, I did not. Thank you.

Mr. VanLeeuwen: I'd like to move things along, we should ask Mr. Waskew to address the comments and come back and I think we should visit the site and take a look at it.

Mr. Schiefer: I think it is far enough along, I'd like to go in and look at it.

Mr. VanLeeuwen: I'd like to see that building, the first building. I'd like to get a general idea so we'd know what it is going to look like.

Mr. Schiefer: I am personally and professionally interested.

Mr. Waskew: If you'd like to schedule a time when we can show you that would be great. We should be starting the siding the middle of the next week.

Mr. Schiefer: The next time we schedule a visit, we will let you know and if you want to be there when we go out, fine. We haven't got one scheduled yet but we will in the near future and we will get in touch with you.

Mr. Waskew: Thank you.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 8 February 1989
SUBJECT: Washington Green

PLANNING BOARD REFERENCE NUMBER: 89 - 05

FIRE PREVENTION REFERENCE NUMBER: FPS - 89 - 015

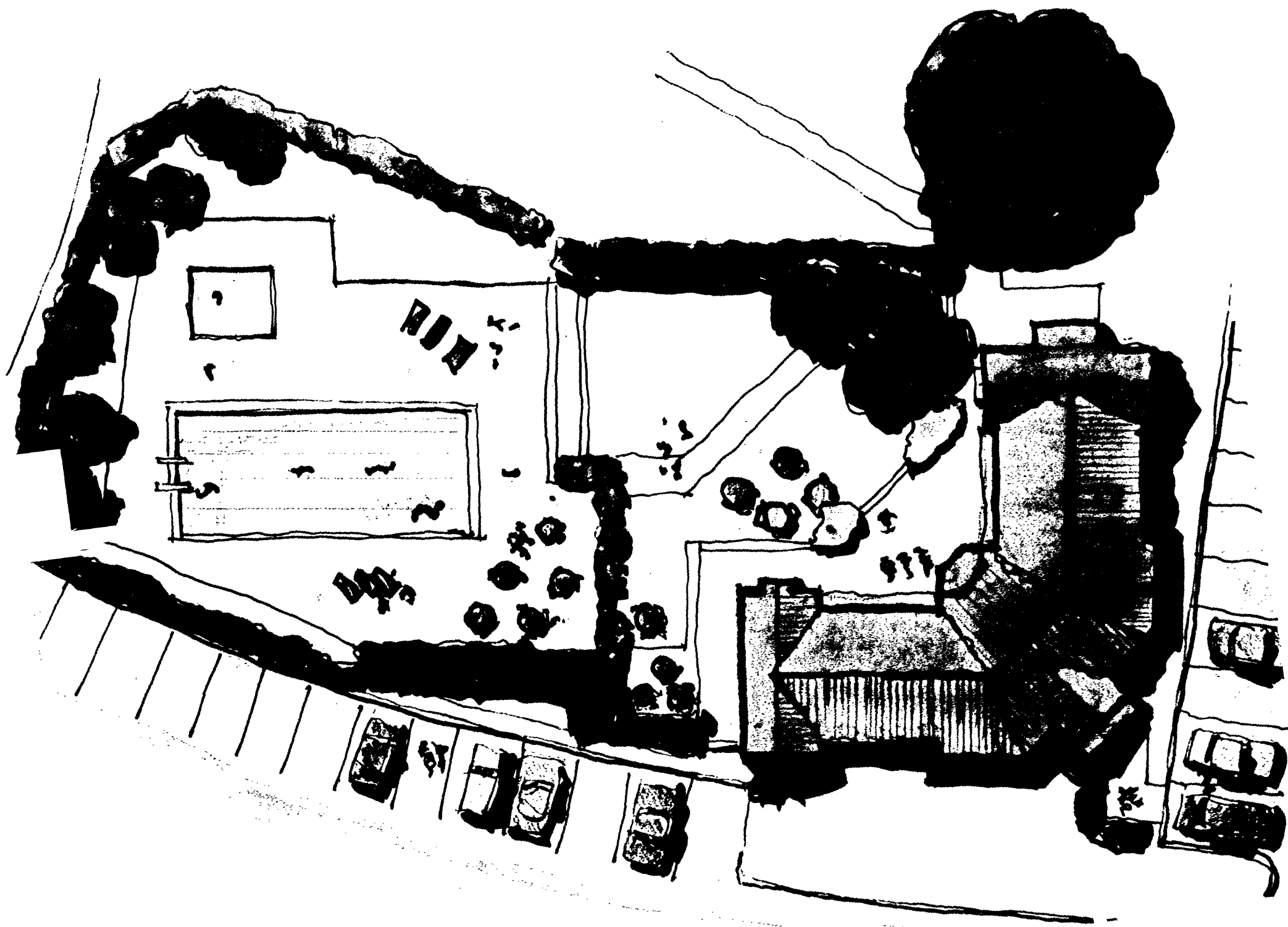
A review of the above referenced subject site plan/ sub-division was conducted on 8 February 1989.

This site plan was previously disapproved under the Fire Prevention Reference number(s) of N. A.

This site plan is found acceptable.

PLAN DATED: 10 October 1988
3 February 1989; Revision Date w/sketches

Robert F. Rodgers; CCA
Fire Inspector



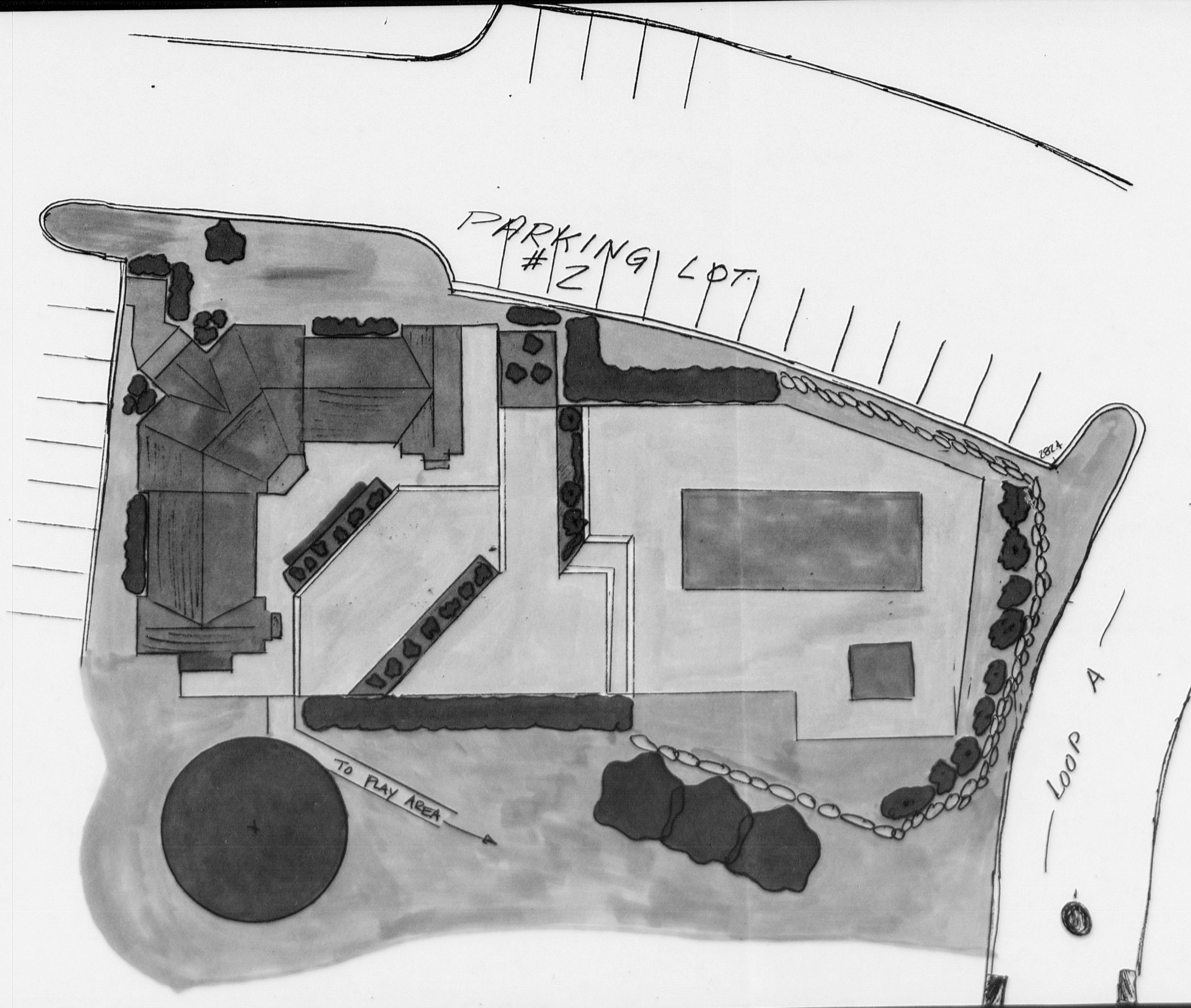
PARKING LOT
#2

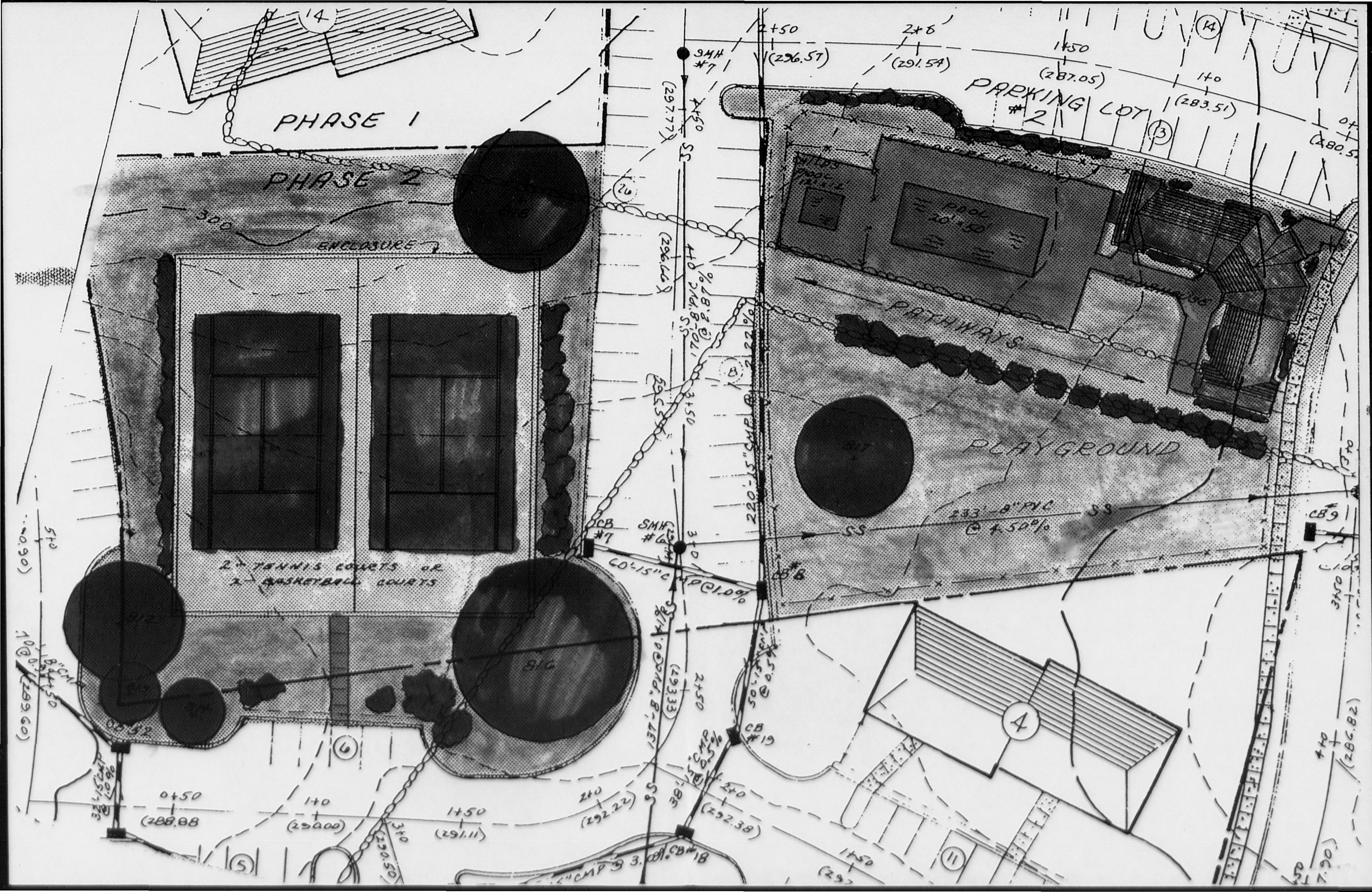


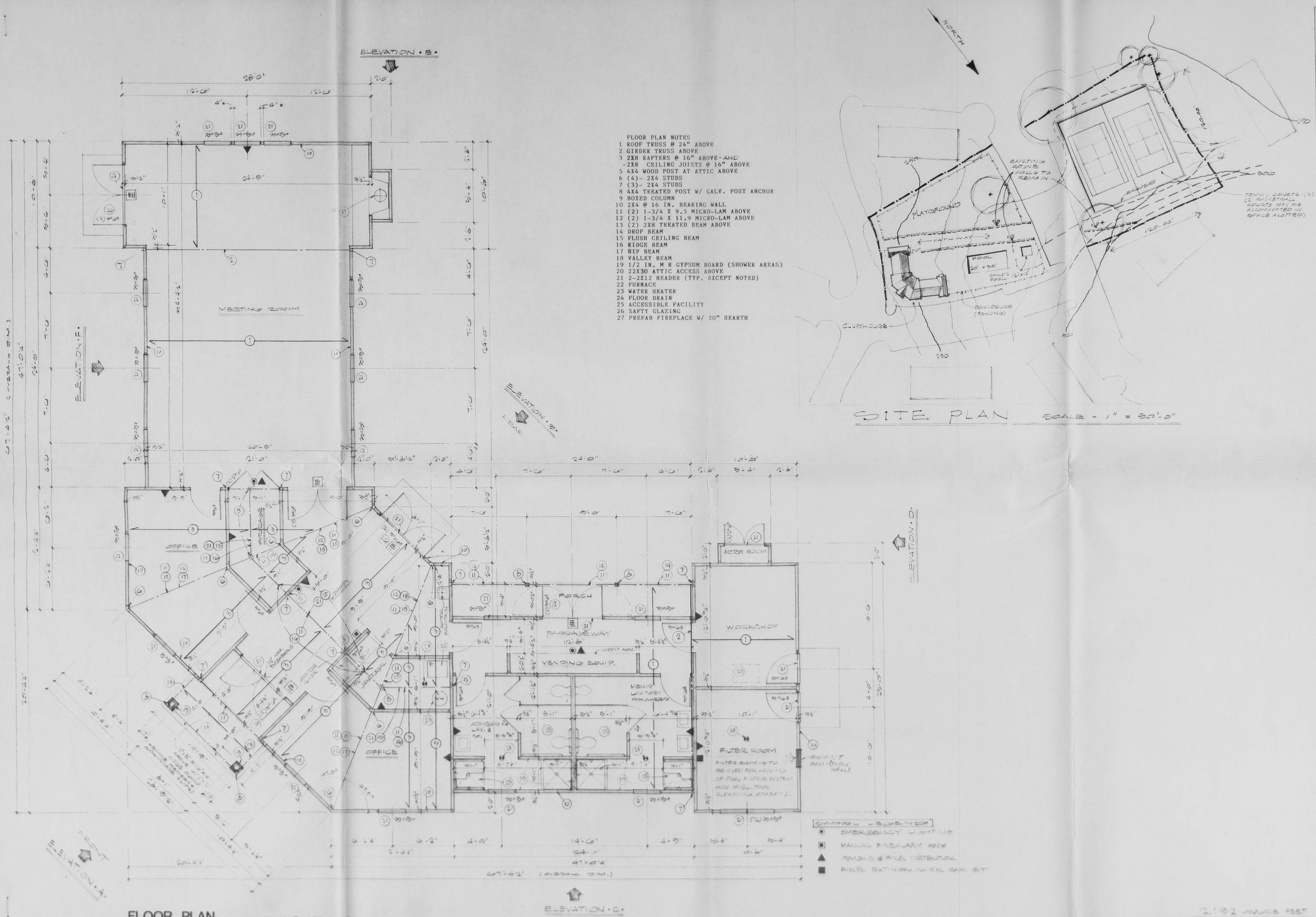
2874

Loop A

TO PLAY AREA



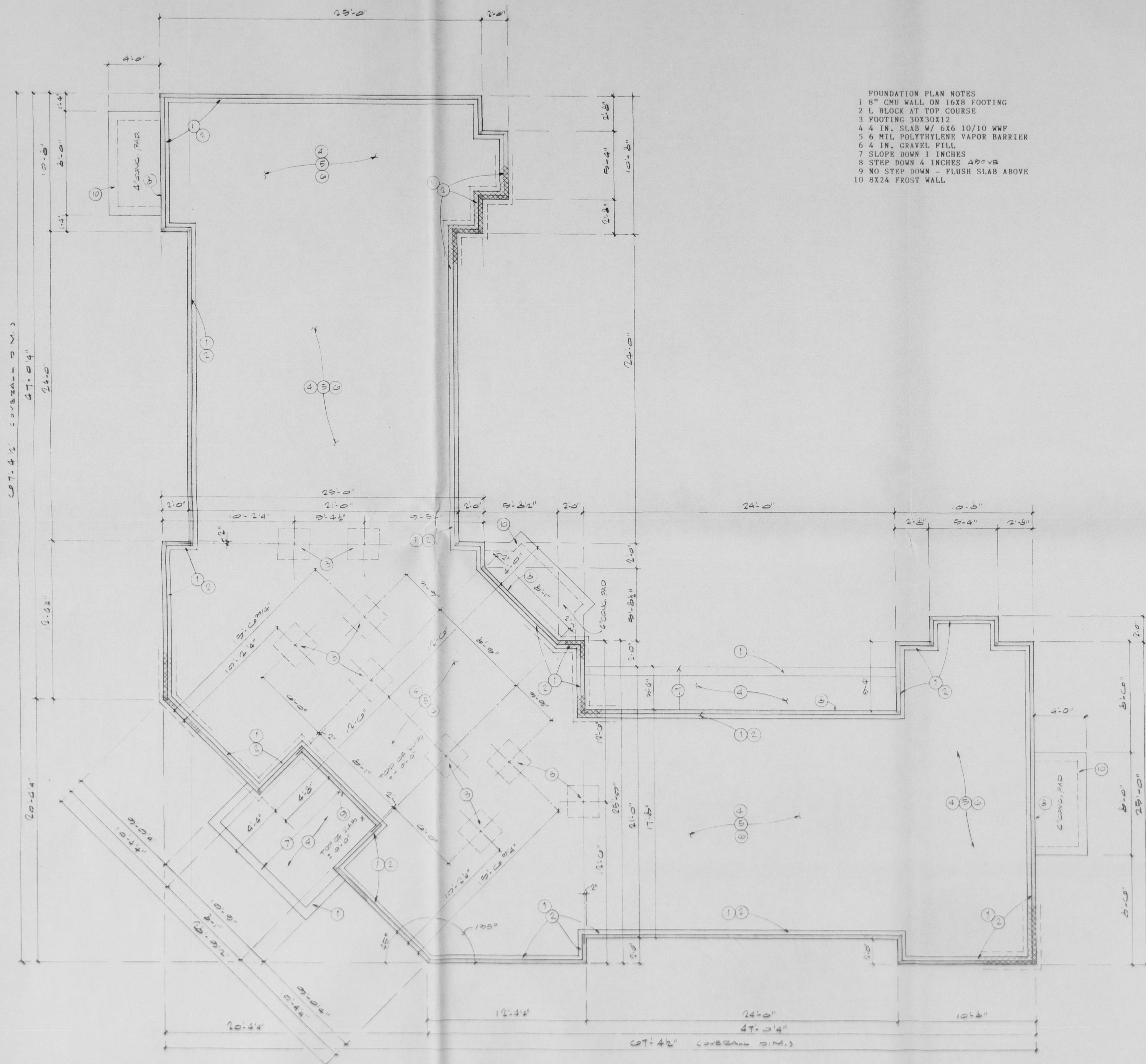




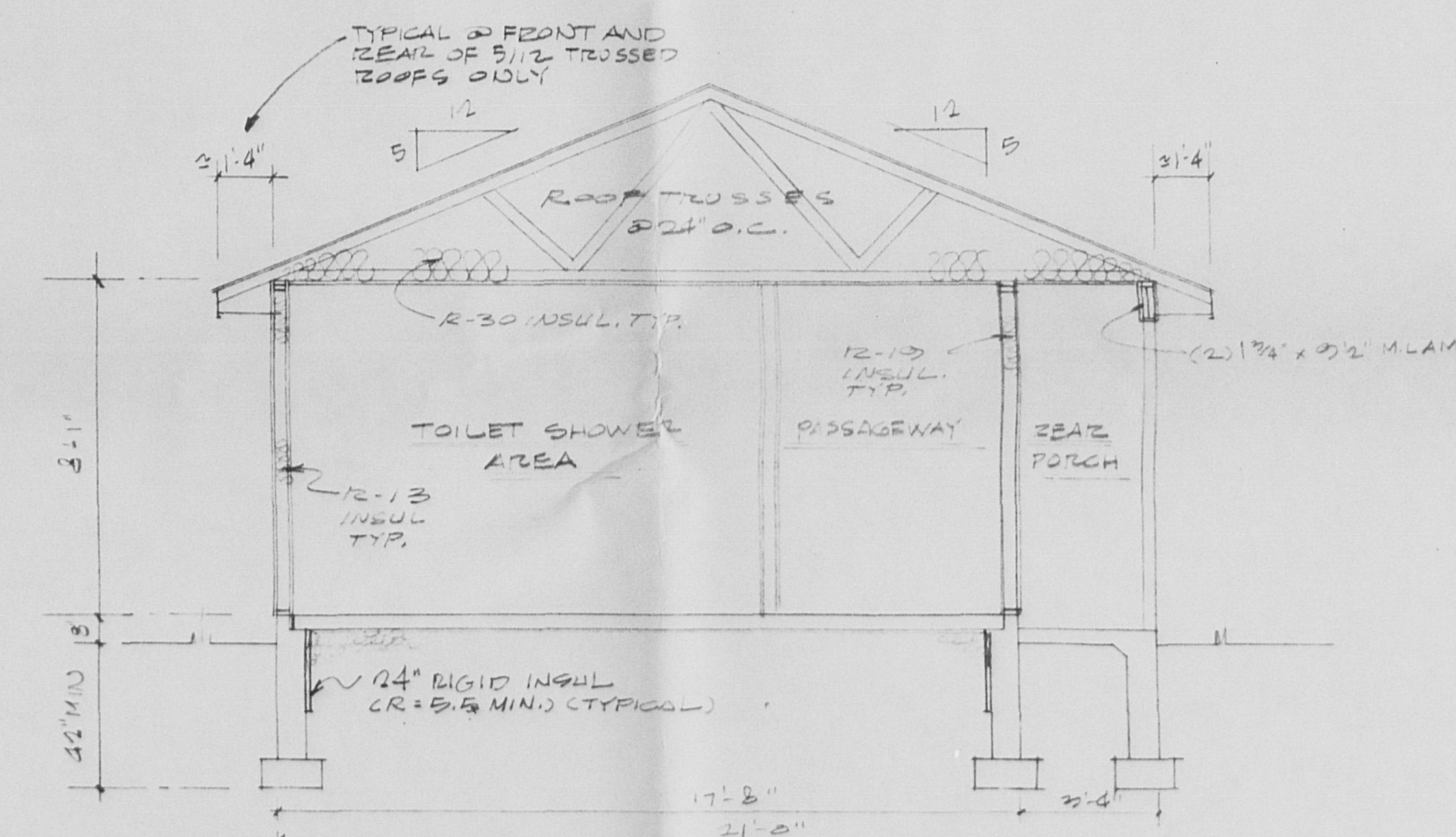
WASHINGTON GREEN
NEW WINDSOR, NEW YORK
EXETER BUILDING CORP.
345 WINDSOR HWY. NEW WINDSOR, N.Y. 12550

RONG W. LIU architect, P.C.
2000 Valley Forge Circle Suite 130
King of Prussia, PA 19406
(215) 783 7836

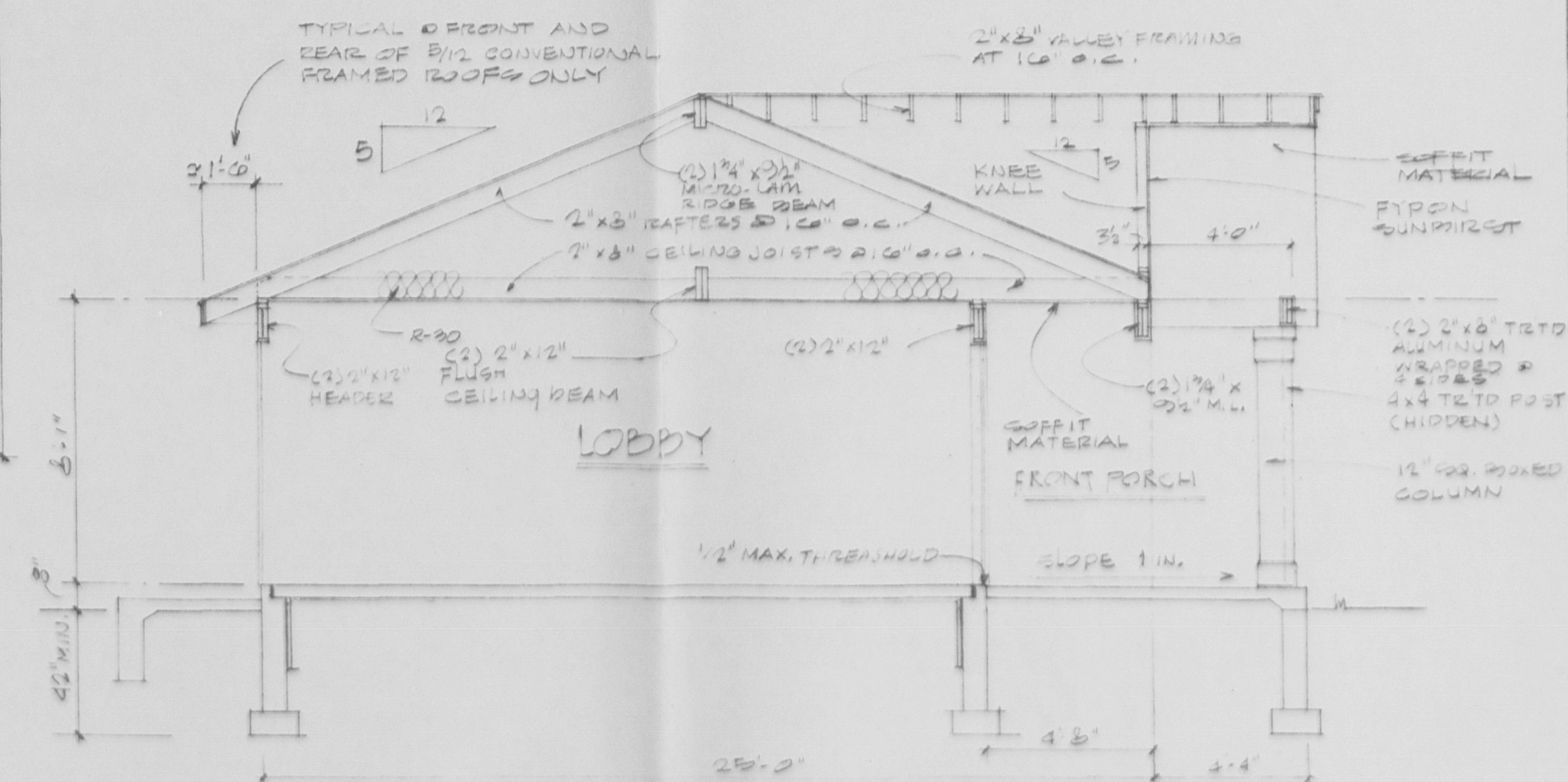
Proj. NO. 8827
Date 11/9/86
Revision
1.1
FEB - 1 1989 PB #89-5



- FOUNDATION PLAN NOTES
- 1 8" CMU WALL ON 16X8 FOOTING
 - 2 L BLOCK AT TOP COURSE
 - 3 FOOTING 30X30X12
 - 4 4 IN. SLAB W/ 6X6 10/10 WWF
 - 5 6 MIL POLYETHYLENE VAPOR BARRIER
 - 6 4 IN. GRAVEL FILL
 - 7 SLOPE DOWN 1 INCHES
 - 8 STEP DOWN 4 INCHES ABOVE
 - 9 NO STEP DOWN - FLUSH SLAB ABOVE
 - 10 8X24 FROST WALL



BUILDING SECTION
MEETING ROOM SECTION SIMILAR



BUILDING SECTION

FOUNDATION PLAN

CLUBHOUSE

WASHINGTON GREEN
NEW WINDSOR, NEW YORK
EXETER BUILDING CORP.
345 WINDSOR HWY. NEW WINDSOR, N.Y. 12550

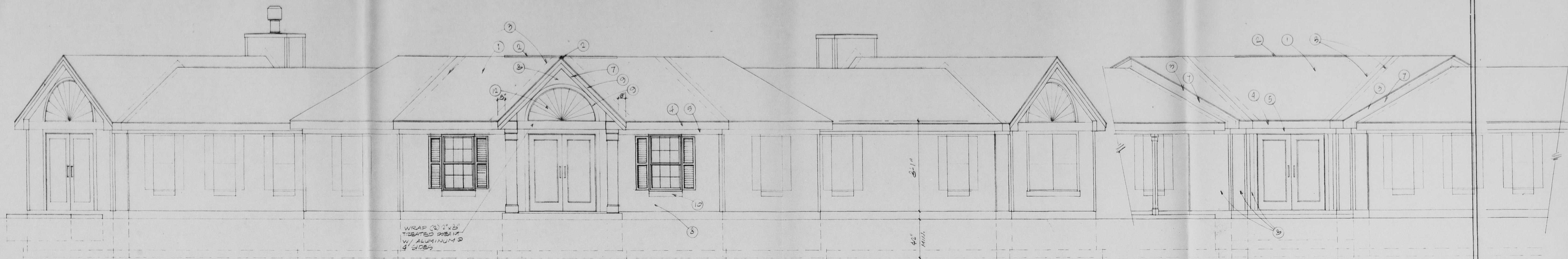
RONG W. LIU architect, P.C.
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Date 11-9-88

Revision

2.1

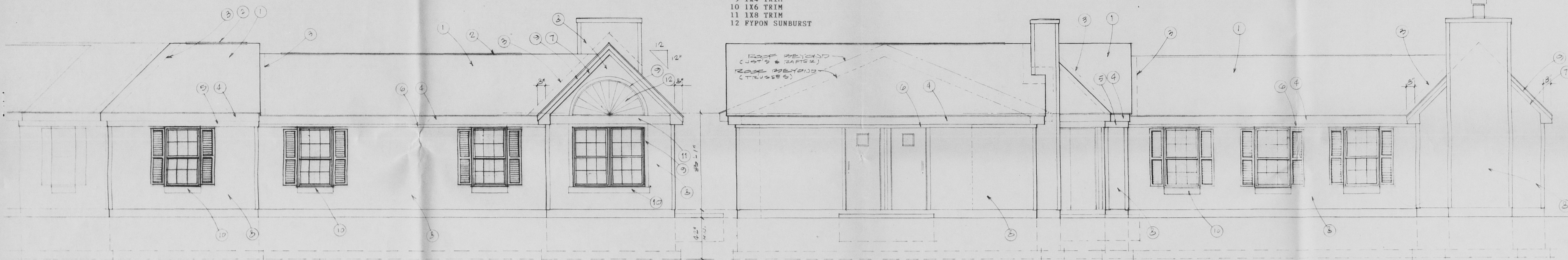


ELEVATION • A • SCALE • 1/4" = 1'-0"

(FRONT)

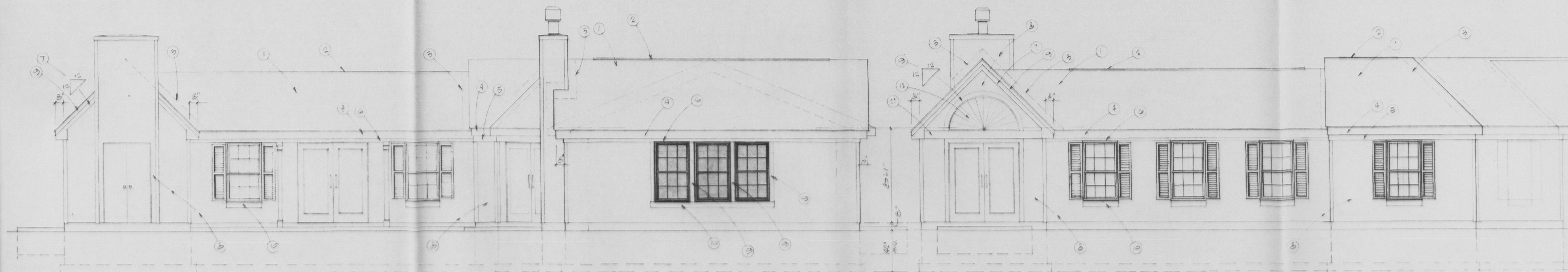
- ELEVATION NOTES
- 1 235# ASPHALT SHINGLES
 - 2 RIDGE VENT
 - 3 FLASHING
 - 4 1X8 FACIA
 - 5 1X8 FRIEZE BOARD
 - 6 1X6 FRIEZE BOARD
 - 7 1X8 BARGE BOARD
 - 8 HORIZONTAL SIDING
 - 9 1X4 TRIM
 - 10 1X6 TRIM
 - 11 1X8 TRIM
 - 12 FYRON SUNBURST

ELEVATION • B • (REAR) SCALE • 1/4" = 1'-0"



ELEVATION • C • SCALE • 1/4" = 1'-0"

ELEVATION • D • SCALE • 1/4" = 1'-0"



ELEVATION • E • SCALE • 1/4" = 1'-0"

ELEVATION • F • SCALE • 1/4" = 1'-0"

CLUBHOUSE

WASHINGTON GREEN
NEW WINDSOR, NEW YORK
EXETER BUILDING CORP.
345 WINDSOR HWY. NEW WINDSOR, N.Y. 12550

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Date 11.8.88

Revision

3.1

DETAILS, DIMENSIONS AND CONSTRUCTION SPECIFICATIONS FOR FACILITIES FOR THE PHYSICALLY HANDICAPPED COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A117.1-1980 AS PER THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE OF JANUARY 1, 1984 AS PER THIS DWG.

Space allowance and reach range:

1. Single wheelchair passing width ---- 36" continuously, 32" at one point
2. Two wheel passing width ---- 60"
3. Wheelchair 180 degree turning space ---- 60" diameter
4. T shaped turning space width ---- 36"

Clear floor space for wheelchair:

1. Stationary wheelchair space required ---- 30" X 48"
2. Max. height for high forward reach ---- 48"
3. Max. height for high side reach ---- 54"
4. Min. height for low side reach ---- 9"

Protruding Objects:

1. Protruding objects shall not reduce the required floor space
2. Objects projecting from wall with leading edges between 27" and 80" above floor shall not protrude more than 4 inches.

Ground and floor surfaces:

1. Change in level:
 - a. No edge treat for 1/4" level change.
 - b. Bevel edge (1:2 slope) for 1/2" level change.
 - c. Ramp (1:12 slope) for level change over 1/2"
2. Carpet:
 - a. Maximum pile height ---- 1/2"
 - b. Carpet edge trim shall be installed along exposed edge.
 - c. Firm pad under carpet

Ramp:

1. Max. slope ---- 1/12 MAX. HORIZ. DIM. = 20'-0", MAX. RISE 20"
2. Min. width ---- 36"
3. Landing:
 - a. Min. width ---- 36"
 - b. Min. length ---- 60"
 - c. Min. dimensions for change direction ---- 60" X 60"
4. Install handrails where rise over 6"

Windows:

1. Max. force to operate ---- 5 lbf

Doors:

1. See Drawing # 1 for Maneuvering Clearance.
2. Single swing door size ---- 2'-10" X 6'-8"
3. Threshold height ---- 3/4" for sliding door; 1/2" for others bevel with 1/2 slope

Storage:

1. Clear floor space ---- 30" X 48"
2. Clothes rods ---- 54" high

Handrail, Grab bar:

1. Size ---- 1-1/2" dia.
2. Clearance from wall surface ---- 1-1/2"

Controls & Operating Mechanisms:

1. Height ---- See Reach Range.
2. Electrical outlets ---- 15" min. above floor.
3. Operation:
 - a. one hand
 - b. Shall not require tight grasping, pinching, or twisting of wrist
 - c. Maximum force required to operate ---- 5 lbf

Alarm:

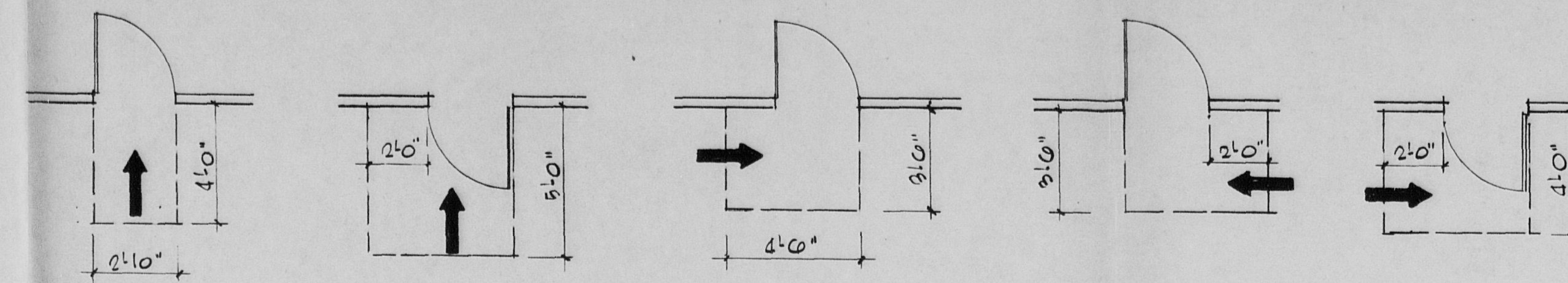
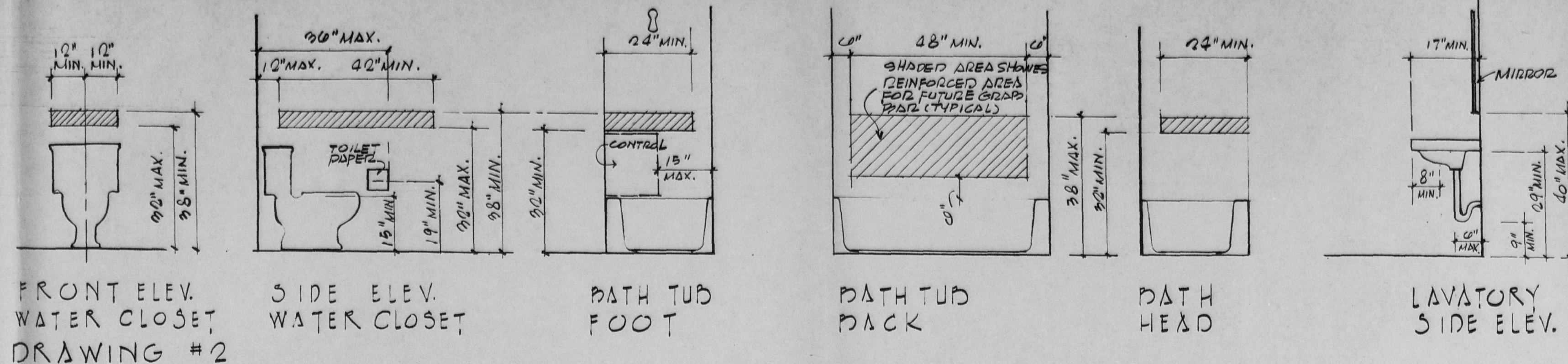
1. to be both Audible and Visual type

Adaptable Bathroom:

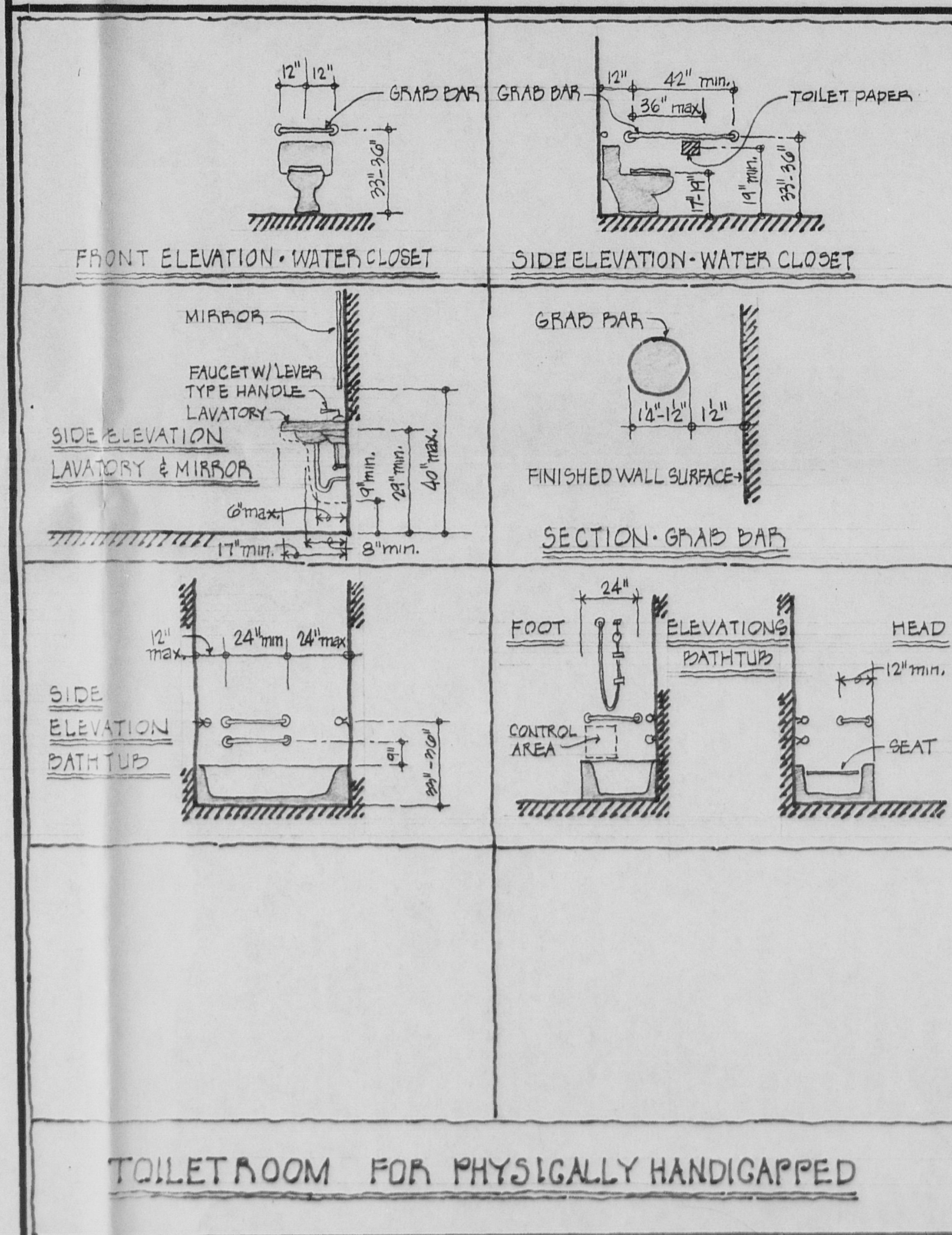
1. At least one bathroom to be adaptable bathroom.
2. Door shall not swing into required clear floor space
3. Clear floor space at fixtures may overlap.
4. See drawing # 2 for more requirements.

Adaptable Kitchen:

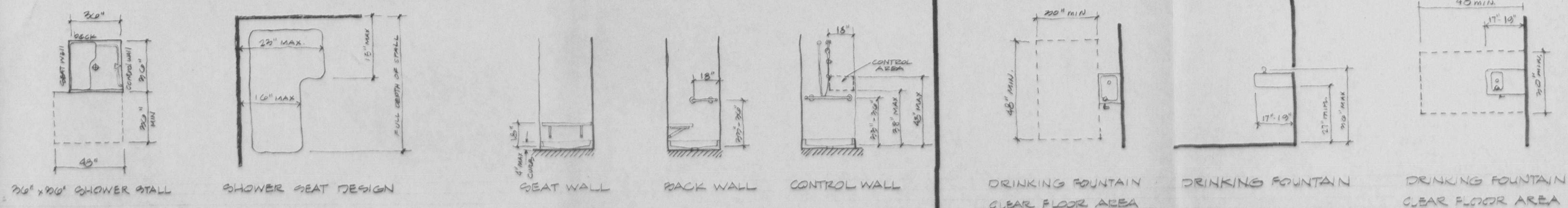
1. Clearance:
 - a. Between base cabinets ---- 40"
 - b. U shaped kitchen ---- 60"
2. Clear floor space ---- 30" X 48" in front of all appliances
3. Work Surfaces:
 - a. Min. width ---- 30"
 - b. Height to be 28", 32" or 36" as required by owner
 - c. Max. counter thickness and supports ---- 2"
 - d. Clear floor space required ---- 30" X 48"
 - e. No shape edges
4. Sink:
 - a. To provide alternate heights of 28", 32" or 36"
 - b. Depth of sink bowl ---- 6-1/2" max.
 - c. Base cabinets to be removable.
 - d. Counter thickness ---- 2" max.
 - e. Clear floor space ---- 30" X 48"
 - f. No shape edges
5. Range: Controls to be located at the front of the range.
6. Oven: Self-cleaning and front opening type
7. Refrigerator: Vertical side by side refrigerator/ freezer type.
8. Dishwasher: Front loaded type.
9. Cabinets:
 - a. At least one shelf of all cabinets to be at 48" above floor
 - b. Handles for cabinets to be mounted as close to the counter height as possible.
10. Washers/ dryers: Front loaded type



DRAWING # 1



TOILET ROOM FOR PHYSICALLY HANDICAPPED



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SCALE AS NOTED

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11-6-88